

## \$119,000 - 2204 9909 104 Street, Edmonton

MLS® #E4420219

**\$119,000**

1 Bedroom, 1.00 Bathroom, 616 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**PENTHOUSE with RIVER VALLEY VIEW!**

Sunny and Spacious Open Concept Condo on

104st!! Island Kitchen with Concrete

Countertops - Tons of Natural Light

Throughout the Space. AIR CONDITIONED.

Bike Locker and Extra Storage Available.

Condo Fee is \$573 and Includes Heat, Power,

Water. Enjoy the pool, sauna facilities and

exercise room. Ideal location close to river

valley trails, dining, shopping, LRT, Grant

MacEwan with easy commute to U of A.

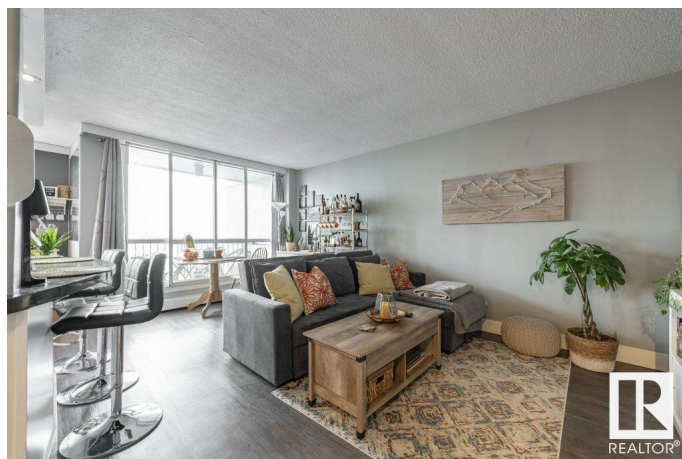
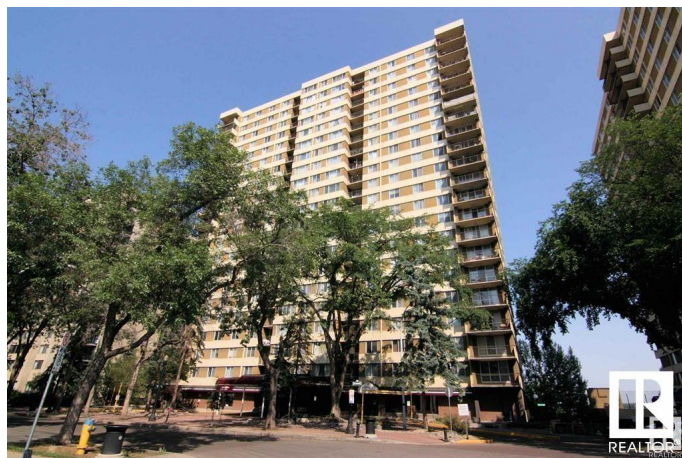
Fantastic Location Downtown with a Million

Dollar View!

Built in 1973

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4420219               |
| Price          | \$119,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 616                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2204 9909 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 2G5              |

## Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Pool-Indoor, Sauna; Swirlpool; Steam |
| Parking   | Parkade                                                                                                                  |
| Has Pool  | Yes                                                                                                                      |

## Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 22                                                          |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                               |
| Exterior Features | Golf Nearby, Playground Nearby, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown |
| Roof              | Flat                                                                                                                   |
| Construction      | Concrete                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$573              |

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